

Ordinance 1423

AN ORDINANCE ALLOWING THE REMOVAL OF LAND OF GLEN H. PRICE
AND BARBARA A. PRICE FROM THE AGRICULTURAL AND FORESTAL DISTRICT

BE IT ORDAINED by the Council of the Town of Blacksburg:

1. That, on written application of Glen H. Price and Barbara A. Price, owners of land included in Town of Blacksburg Agricultural and Forestal District by Ordinance 1228, adopted December 14, 1999, continued and modified by Ordinance 1366, adopted June 8, 2004;

2. That, upon review and recommendation of the Planning Commission and the Agricultural and Forestal District Advisory Committee, the following described property is withdrawn from the Agricultural and Forestal district created by Ordinance 1228, adopted December 14, 1999, continued and modified by Ordinance 1366, adopted June 8, 2004:

Real property lying in the Town of Blacksburg, Montgomery County, Virginia, consisting of approximately 20.013 acres, being approximately 6.9 acres identified as a portion of Tax Parcel 167-A 20 and 13.113 acres identified as Tax Parcel 167-A 21, being more particularly described as follows:

Beginning at a point on the southern side of the right-of-way for Happy Hollow Road, said point being 152.86 feet from a PK Nail at the intersection with Mount Tabor Road, thence continuing along the Happy Hollow Road right-of-way for three courses, S34°36'57"E, 82.95 feet, thence S36°33'34"E, 420.39 feet, and thence S35°17'57"E, 573.17 feet to the Corporate Limits of the Town of Blacksburg, thence leaving the right-of-way and continuing along the Corporate Limits for three courses, S56°48'09"W, 8.54 feet to a Town monument, thence S54°35'10"W, 503.44 feet, thence S54°35'10"W, 378.78 feet, thence leaving the Town limits and continuing along the Hudson property N17°39'13"W, 489.07 feet, thence leaving the Hudson property and continuing along a line through the owner's property

N44°19'25"W, 543.46 feet to the eastern right-of-way of Mount Tabor Road, thence along the right-of-way N38°43'53"E, 324.47 feet, thence N38°43'53"E, 381.43 feet, thence leaving the right-of-way and continuing along the owner's residence S46°53'49"E, 152.90 feet, thence N39°09'30"E, 114.28 feet to the point of beginning, with this described area containing 20.094 acres.

The following described property shall remain in the district:

Beginning at a point on the eastern side of the right-of-way for Mount Tabor Road, at the intersection of the northern side of the right-of-way of McEver Road, thence continuing with the right-of-way for Mount Tabor Road along a curve to the left with a radius of 564.60 feet, a delta of 12°18'30", a length of 121.29 feet, a chord bearing of N19°05'25"E, and a chord distance of 121.05 feet, thence continuing along the Mount Tabor Road right-of-way N12°56'10"E, 70.42 feet, thence along a curve to the right with a radius of 505.25 feet, a delta of 25°47'42", a length of 227.47 feet, a chord bearing of N25°50'02"E, and a chord distance of 225.55 feet, thence continuing along the Mount Tabor Road right-of-way N38°43'53"E, 177.87 feet, thence leaving the right-of-way along a line through the owner's property S44°19'25"E, 543.46 feet to the Hudson property, thence with the Hudson property S61°46'10"W, 611.01 feet to the northern side of the right-of-way of McEver Road, thence continuing with the McEver Road right-of-way N19°57'16"W, 126.25 feet, thence N61°29'34"W, 71.96 feet to the point of beginning, with this described area containing 5.052 acres.

3. That the Council finds that the change in use of this land from agricultural to R-4, Low Density Residential, as described in the preliminary plat approved by the Planning Commission on September 5, 2006, constitutes a good and reasonable cause for allowing this withdrawal.
4. That in all other respects Ordinance 1228 and Ordinance 1366 shall continue in effect.
5. That this ordinance shall be effective on and after the date of its adoption.

6. That the Town Attorney is directed to submit a copy of this Ordinance to the Montgomery County Commissioner of Revenue, the State Forester, and the State Commission of Agricultural and Consumer Services for informational purposes.

Mayor

ATTEST:

Town Clerk

1st Reading: _____

Adoption: _____

APPROVED AS TO CONTENT:

Planning and Engineering

APPROVED AS TO LEGAL SUFFICIENCY:

Town Attorney